

067.0

0004

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
983,500 / 983,500
983,500 / 983,500
983,500 / 983,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ORLANDO AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NEU DOUGLAS B & JULIE B

Owner 2:

Owner 3:

Street 1: 11 ORLANDO AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: TKS REALTY LLC -
Owner 2: -
Street 1: 24 FOXMEADOW LANE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2416 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8983	Sq. Ft.	Site			0	70.	0.77	12									482,643						482,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		8983.000	500,900		482,600	983,500		
Total Card		0.206	500,900		482,600	983,500	Entered Lot Size	
Total Parcel		0.206	500,900		482,600	983,500	Total Land:	
Source: Market Adj Cost				Total Value per SQ unit /Card:	407.08	/Parcel: 407.08	Land Unit Type:	

User Acct
42992
GIS Ref
GIS Ref
Insp Date
10/12/18



USER DEFINED

Prior Id # 1: 42992
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/30/21 02:41:21
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Parcel ID								
067.0-0004-0011.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2022	101	FV	500,900	0	8,983.	482,600	983,500	Year end
2021	101	FV	486,900	0	8,983.	482,600	969,500	Year End Roll
2020	101	FV	487,000	0	8,983.	482,600	969,600	Year End Roll
2019	101	FV	333,600	0	8,983.	448,200	781,800	781,800
2018	101	FV	333,600	0	8,983.	448,200	781,800	781,800
2017	101	FV	333,600	0	8,983.	393,000	726,600	726,600
2016	101	FV	333,600	0	8,983.	358,500	692,100	692,100
2015	101	FV	172,900	0	8,983.	317,200	490,100	490,100

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
TKS REALTY LLC, 64666-283			12/16/2014		920,000	No	No					
RABBITT MARY J, 63699-86		Change>Sale	6/3/2014		457,500	No	No					
	12026-593		7/1/1971		29,500	No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2015	1533	Solar Pa	88,400					
9/11/2014	1179	Heat App	8,000		9/11/2014			Install new HVAC d
8/18/2014	1025	Manual	137,500					
7/10/2014	807	Alterati	7,500					
6/23/2014	720	Demoliti	2,500					
7/21/2011	720	Re-Roof	9,810					
7/9/1998	448	Manual	5,200					REPLACEMENT WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Meas/Inspect	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
7/22/2014	Info Fm Prmt	PC	PHIL C
7/1/2014	Info Fm Prmt	PC	PHIL C
1/20/2009	Meas/Inspect	345	PATRIOT
1/20/2000	Inspected	263	PATRIOT
12/20/1999	Mailer Sent		
12/17/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		

